

Property details **approval form**

80 Albion Street, Kenilworth, West Midlands, England, CV8 2LX

Date: 16 September 2025 **Property Ref and Version:** KEN305232 - 0011

Selling your home with us!

Atkinson
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○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

offers in excess of £175,000

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Jun 1992.

○ Key Features

- Energy Rating: C
- 2 double bedrooms
- Allocated parking
- Ideal location for Kenilworth town centre
- Communal gardens
- Modern kitchen with breakfast bar
- Spacious living room with dining area
- Leasehold building

○ Short Description

A modern and light two bedroom top floor apartment with communal gardens and allocated parking situated close to local shops and Kenilworth town centre.

○ Long Description

If you are looking for your first home or considering property investment then look no further than this charming two bedroom apartment in the heart of Kenilworth. Fitted to a modern standard throughout the property offers the perfect opportunity to get on the property ladder.

The entrance to this development is through a secure communal entrance hall. Upon entering the property you have a hallway with four storage cupboards, ideal for ensuring no clutter, which leads to living area overlooking the front of the development. The living room is light and spacious through with room for a dining and breakfast area, perfect for family time. There is a separately enclosed kitchen with appliances including a breakfast bar with sitting area. The main bedroom casts plenty of natural light and is spacious in size in addition to a good sized second bedroom, ideal for children or alternatively a guest room or office for those working from home which overlooks the rear aspect.

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Downstairs, leading to a private communal garden, is a really useful secure storage unit which comes additional with the property. There is also free range allocated parking to the front for one car and space for guests and visitors in the street and adjoining roads.

Everything you need by way of convenience is right at your doorstep with local shops and pubs close by. A short walk to Abbey fields is close by and just a stone throw from Kenilworth Castle and town centre. A real must see.

○ **Directions**

○ **Agent Note**

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○ Room Description

Kitchen

13' 4" x 8' 2" (4.06m x 2.49m)

Fitted kitchen with small breakfast bar and sitting area. The kitchen is situated to the rear aspect with double glazing fully renewed in 2021 and GCH

Living Room

16' 2" x 10' 6" (4.93m x 3.20m)

Spacious open plan living room with dining area overlooking front aspect of development with double glazing fully renewed in 2021 and gas central heating

Bedroom 1

12' 7" x 11' 8" (3.84m x 3.56m)

Double bedroom offering good natural light over looking front aspect of development with gas central heating and double glazing fully renewed in 2021

Bedroom 2

13' 7" x 10' 6" (4.14m x 3.20m)

Additional double bedroom with single built-in wardrobe, perfect for guests or a study/ office with gas central heating and double glazing fully renewed in 2021.

Bathroom

6' 2" x 5' 9" (1.88m x 1.75m)

White 3 piece bathroom to rear aspect with shower room, wash basin and wc with double glazing fully renewed in 2021 and GCH

Communal Garden

Communal garden to rear of the development with shared washing line through secure hallway

Storage Unit

Situated to the ground floor, a secure locked storage unit perfect for additional household storage

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○ Room Description

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○ Property Images



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☐ **Property Images**

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○ Floor Plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

○ Approval

	Signature	Date
Richard J Goodwin		
Mr D. Griffin		